

CITY OF MUSKEGON
DOWNTOWN DEVELOPMENT AUTHORITY (DDA) /
BROWNFIELD REDEVELOPMENT AUTHORITY (BRA)
SPECIAL MEETING
MINUTES

May 8, 2018

Chairperson M. Bottomley called the meeting to order at 2:30 PM and roll was taken.

MEMBERS PRESENT: Heidi Sytsema, John Riegler, Jay Wallace Jr, Frank Peterson, Ron Pesch, Jeanette Moore, Martha Bottomley, Mike Kleaveland, Don Kalisz

MEMBERS ABSENT: Mike Johnson, excused; Paul Edbrooke, excused

STAFF PRESENT: Mike Franzak, Ken Grant, Sarah Petersen, Diane Renkenberger

OTHERS PRESENT: D. Stegink, Envirologic, Kalamazoo MI; Erik Peterson, Envirologic, Kalamazoo MI; C. Brubaker-Clarke, CBC Community Development Strategies; A. Riegler for Pigeon Hill Brewing Co; J. Kamp, Pigeon Hill Brewing Co; S. Olson, Pure Muskegon

ELECTION OF OFFICERS

A motion to nominate M. Bottomley for Chairperson was made by J. Riegler, supported by M. Kleaveland and unanimously approved.

A motion to nominate P. Edbrooke for Vice-Chairperson was made by J. Riegler, supported by F. Peterson and unanimously approved.

A motion to nominate M. Kleaveland for secretary was made by J. Riegler, supported by H. Sytsema and unanimously approved.

MINUTES

A motion to approve the Special Meeting Minutes of October 20, 2017 was made by F. Peterson, supported by R. Pesch and unanimously approved.

NEW BUSINESS

Pigeon Hill Brownfield Plan Amendment – M. Franzak introduced the Brownfield amendment proposal. He stated that the project was eligible for Brownfield status due to foundry fill on the site. He stated that there was also a Development Reimbursement proposed with a 10-year Industrial Facilities Tax abatement factored in.

E. Peterson discussed the project, describing the site and building to be erected. He stated that their testing had confirmed contaminated soils and explained the work that would be necessary to remediate the problem. The bulk of activities on this project dealt with the soil. M. Kleaveland asked if Pigeon Hill would be using the entire site. J. Kamp explained the portion of the parcel they were talking about, and stated that they may consider using more of the site if they decided to expand in the future.

D. Kalisz arrived at 2:38 PM.

M. Kleaveland asked what was meant by “land balancing”, which E. Peterson had mentioned in his project explanation. E. Peterson stated that it was similar to grading but it involved a larger amount of material including the removal of peat. H. Sytsema asked why costs for soil remediation were listed twice on Table 1 of the Brownfield Plan amendment. E. Peterson stated that one line referred to soil removal from the site and the other referred to site balancing of the soil. D. Stegink stated that they kept those 2 items separate for reporting purposes, as some was considered environmental soil removal of some was considered non-environmental. M. Kleaveland asked when Pigeon Hill planned to start the project. J. Kamp stated that they hoped to break ground on the project this summer and open in early 2019. A. Riegler stated that their timeline would depend on MEDC and DEQ approvals. R. Pesch asked if the proposed convention center the city was considering would impact Pigeon Hill’s facility. J. Kamp stated that it would not. The proposed resolution approving the amendment was reviewed by board members.

A motion to approve the Resolution Approving Revised Brownfield Plan Amendment - Pigeon Hill 4th Street Expansion Project was made by J. Moore, supported by J. Wallace Jr. and unanimously approved, with H. Sytsema, J. Riegler, J. Wallace, F. Peterson, R. Pesch, J. Moore, M. Bottomley, M. Kleaveland, and D. Kalisz voting aye.

Pigeon Hill Development & Reimbursement Agreement – The Development and Reimbursement agreement details were discussed during the previous case approving the Brownfield Plan amendment.

A motion to approve the “Resolution Approving Brownfield Development and Reimbursement Agreement – Pigeon Hill 4th Street Expansion Project” between the City of Muskegon and Pigeon Hill Brewing Company, LLC as written, was made by R. Pesch, supported by J. Moore and unanimously approved, with H. Sytsema, J. Riegler, J. Wallace, F. Peterson, R. Pesch, J. Moore, M. Bottomley, M. Kleaveland, and D. Kalisz voting aye.

Windward Pointe Development & Reimbursement Agreement– Approval of receipts for reimbursement. M. Franzak stated that the receipts submitted by Windward Pointe had been reviewed and approved by C. Brubaker-Clarke, who was the city’s consultant on this project. S. Olson updated board members on the progress at the Windward Pointe site and explained what they would like to see developed there. Pure Muskegon did not intend to develop the site; they only wanted to get it ready for development. He stated that the majority of the work on the site was complete and they were going to grow grass for now to keep the dust down. He stated that they did have the dust tested and it was environmentally clean.

A motion to approve the receipts listed on the “Act 381 Brownfield MDEQ Eligible Activities” spreadsheet and to reimburse Windward Pointe/Pure Muskegon in the amount of \$300,701.50 for those expenses was made by J. Wallace, supported by H. Sytsema and unanimously approved, with H. Sytsema, J. Riegler, J. Wallace, F. Peterson, R. Pesch, J. Moore, M. Bottomley, M. Kleaveland, and D. Kalisz voting aye.

OLD BUSINESS

None

OTHER

None.

There being no further business, the meeting was adjourned at 3:30 PM.